An aerial architectural rendering of a residential development. The scene features a mix of housing styles, including small cottages and larger multi-story buildings with gabled roofs. A winding path or road cuts through the greenery, which is dotted with evergreen trees. On the left, a calm body of water reflects the sky. The overall atmosphere is serene and well-planned.

The Village at Brattle Farm 41 Lowell Street Dunstable, MA

Town of Dunstable Board of Selectmen

March 2, 2023

The Villages at Brattle Farm
41 Lowell Street
Dunstable, MA

Project Overview

Jesse D. Schomer, Esq.
Regnante Sterio



Project Team

Ownership:

James Tully & Matthew McGovern

Legal:

Jesse D. Schomer, Esq. - Regnante Sterio

Architecture:

Daniel M. Skolski, AIA – DMS design, llc

Landscape:

Hawk Design, Inc.

Site/Civil:

David Mackwell – Kelly Engineering Group

Traffic:

MDM Transportation Consultants, Inc.

Financial:

Bob Engler – SEB, LLC

Fiscal Impacts:

Fougere Planning + Development





Area Map of 41 Lowell Street



41 Lowell Street Aerial Site View

41 Lowell Street Conceptual Site Rendering



41 Lowell Street

Site Details:

- 68+ acre development area
- Site identified on 2016 Housing Production Plan as a developable site for affordable housing (pp. 54-55)
- 156 total dwelling units
- 356 total parking spaces (>2 per unit)
- Common clubhouse/senior center with pool
- Walking trails
- Open space for conservation
- Adjacent DPW-appropriate property



41 Lowell Street Project Metrics:

32 Townhouse-Style Condo Units

- 12 Duplexes
- 8 Single-Family-Style Units

124 Garden-Style Multifamily Condo Units

- Building 1: 41 Units
- Building 2: 41 Units
- Building 3: 42 Units

Common Clubhouse

- Meeting Rooms
- Exercise Room
- Pool

Other Details

- Age-restricted (55+)
- 25% affordable units @ 80% of AMI
- 39 affordable units



41 Lowell Street Traffic Impact

- **Modest Trip Generation.** Based on approximately 150 residences, the proposed development is estimated to generate approximately 56 vehicle trips (18 entering and 38 exiting) during the weekday morning peak hour and 66 vehicle trips (40 entering and 26 exiting) during the weekday evening peak hour.
- **Adequate Roadway Capacity.** The proposed Site Driveway approach to Lowell Street will operate below capacity at Level of Service (LOS) “A” or better during the peak hours. Incremental traffic increases at the study intersections due to the proposed development result in inconsequential changes in intersection operations compared to No-Build conditions. Therefore, no additional roadway improvements are warranted to accommodate the project.
- **Below Average Crash Rate.** The study intersections exhibit below average crash rates based on historic crash data; safety countermeasures are therefore not warranted.
- **Adequate Sight Lines.** The available sight lines at the Site Driveway intersection with Lowell Street exceed American Association of State Highway and Transportation Officials (AASHTO) recommended sight line requirements.

-MDM Transportation Consultants, Inc.

41 Lowell Street Fiscal Impact:

- The proposed community will generate approximately \$1,200,403 in net positive annual revenue.
- The existing vacant site assessment is anticipated to increase from approximately \$944,000 to \$79,744,977, an increase of over \$78,800,000. Property tax revenue will increase from \$14,133 to \$1,193,782.
- Annual calls to the Police Department are projected to increase by 56 calls (1.07 calls per week), recent annual call volume over 6,361.
- The Fire Department is projected to receive approximately 34 new calls annually from the proposed use.
- All onsite maintenance and snow removal will be private, along with all trash collection with no projected impact to the DPW Department.
- Building permit fees are estimated to total \$179,000.
- Water connection fees are estimated to total \$210,900. Annual Water Department revenue is estimated to be \$403,488.
- Other economic benefits are projected as a result of the proposed development in the community, including additional meals taxes, the creation of temporary construction jobs, along with expanding the local employment base.

-Fougere Planning & Development

Projected Annual Gross Revenues	\$1,288,095
Projected Municipal Costs	
Police	-\$20,000
Fire	-\$40,902
Council On Aging	-\$7,290
Misc. Town	-\$19,500
Total Costs	-\$87,692
Net Positive Annual Fiscal Impact	+\$1,200,403



41 Lowell Street Project Benefits:

One-Time Revenue

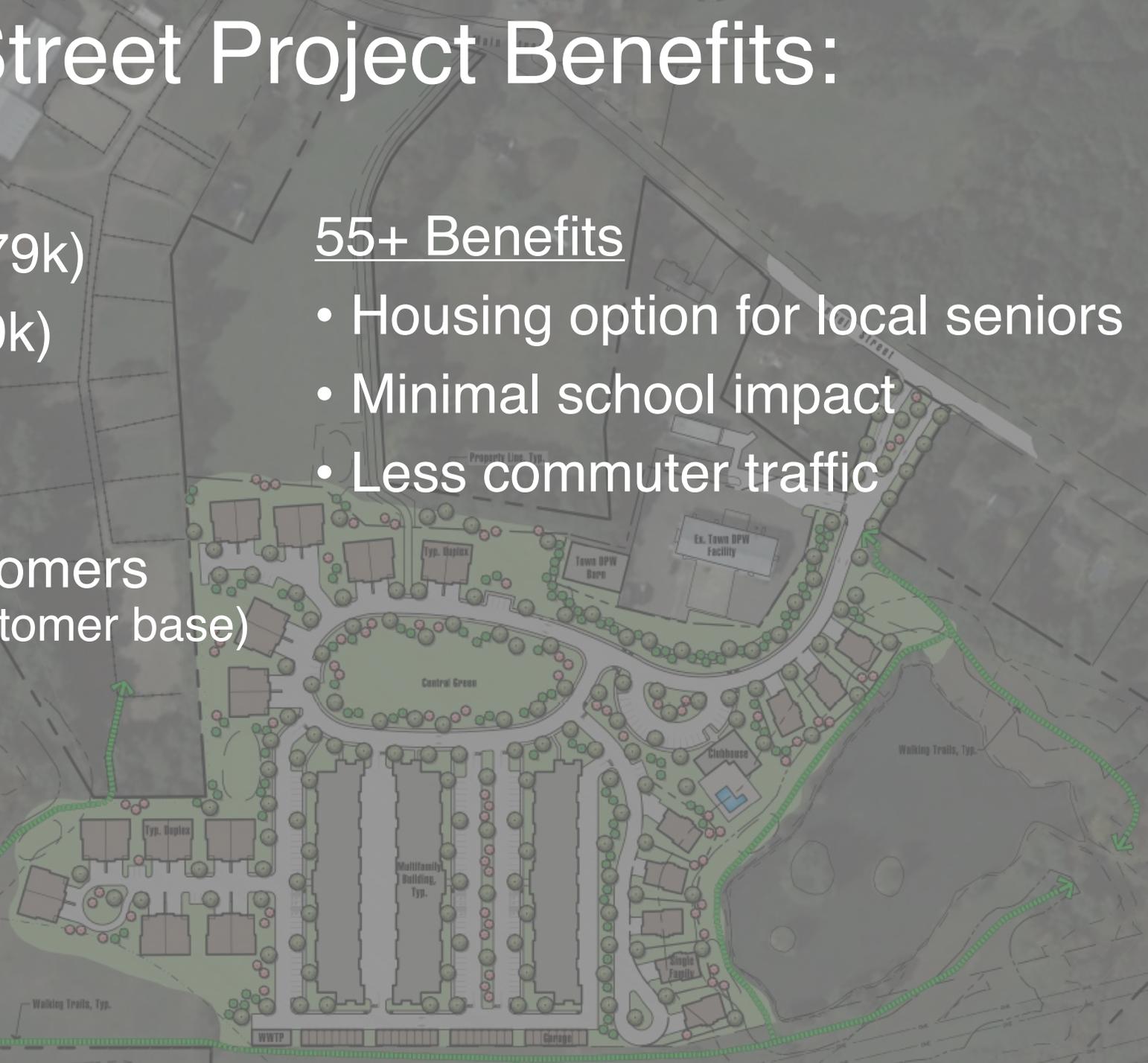
- Building permit revenue (\$179k)
- Water connection fees (\$210k)

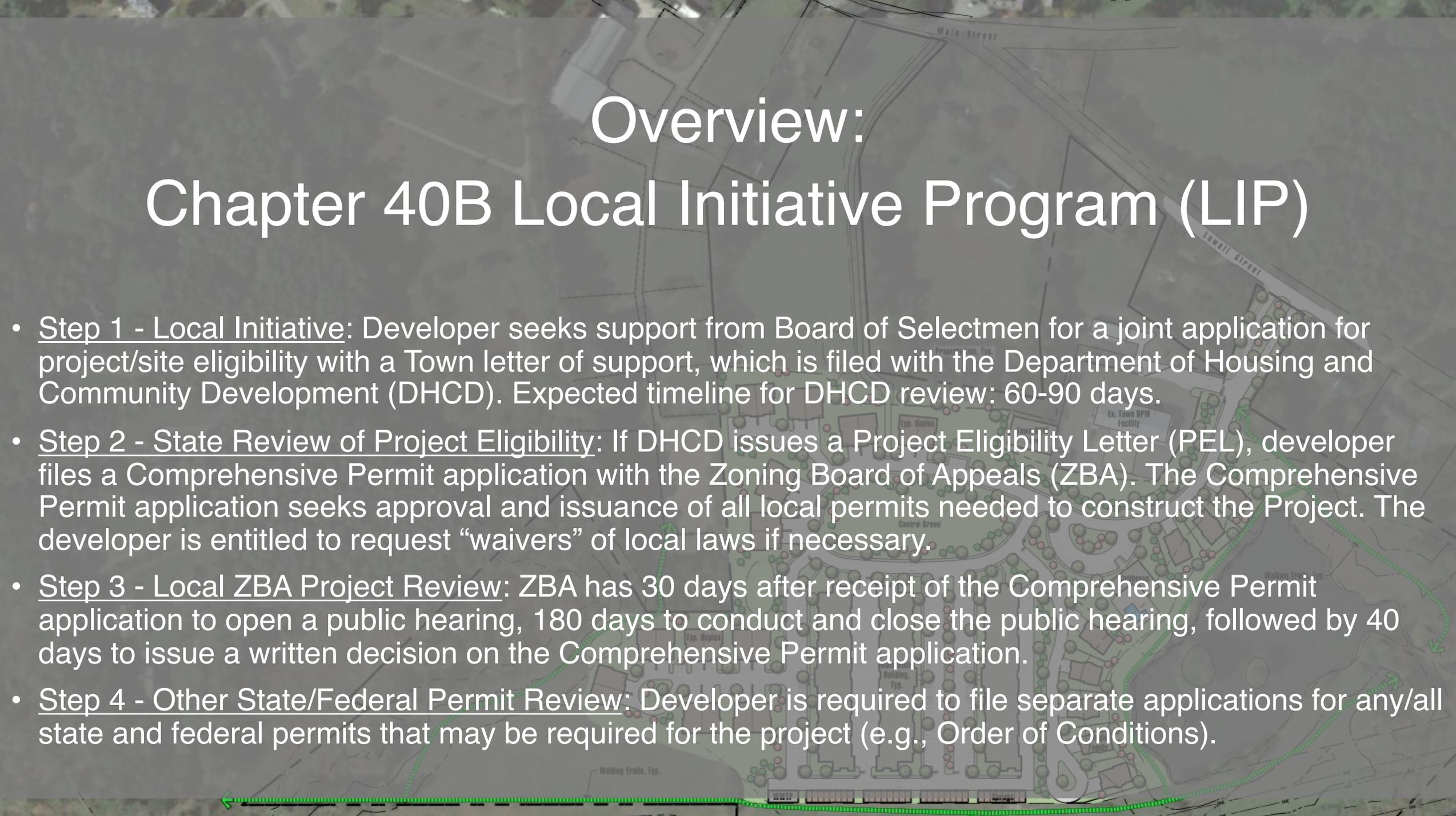
Local Benefits

- New Water Department customers (150% increase over existing customer base)
- Potential DPW property
- Senior center
- Walking trails
- Conservation land
- Construction & other jobs

55+ Benefits

- Housing option for local seniors
- Minimal school impact
- Less commuter traffic





Overview:

Chapter 40B Local Initiative Program (LIP)

- Step 1 - Local Initiative: Developer seeks support from Board of Selectmen for a joint application for project/site eligibility with a Town letter of support, which is filed with the Department of Housing and Community Development (DHCD). Expected timeline for DHCD review: 60-90 days.
- Step 2 - State Review of Project Eligibility: If DHCD issues a Project Eligibility Letter (PEL), developer files a Comprehensive Permit application with the Zoning Board of Appeals (ZBA). The Comprehensive Permit application seeks approval and issuance of all local permits needed to construct the Project. The developer is entitled to request “waivers” of local laws if necessary.
- Step 3 - Local ZBA Project Review: ZBA has 30 days after receipt of the Comprehensive Permit application to open a public hearing, 180 days to conduct and close the public hearing, followed by 40 days to issue a written decision on the Comprehensive Permit application.
- Step 4 - Other State/Federal Permit Review: Developer is required to file separate applications for any/all state and federal permits that may be required for the project (e.g., Order of Conditions).

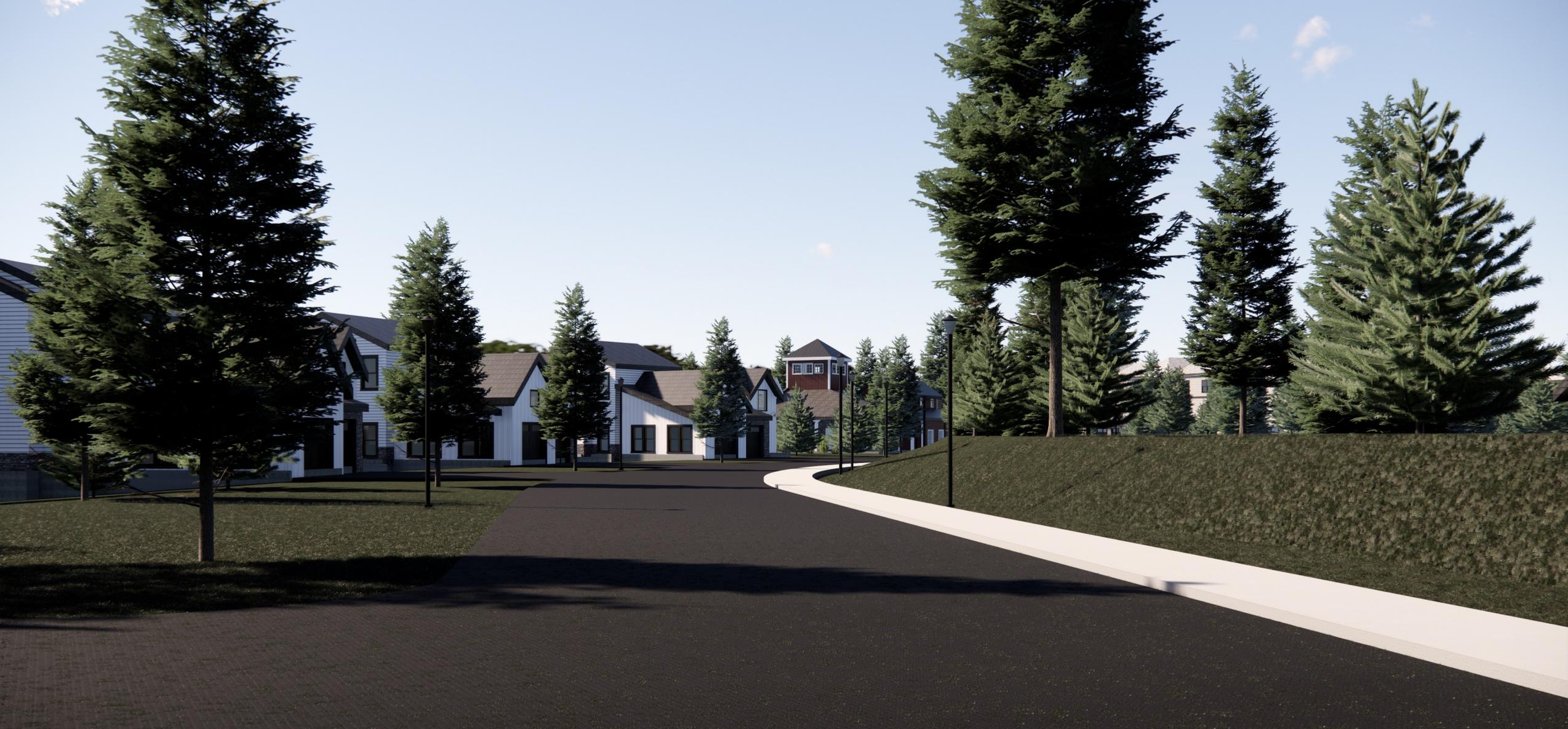
The Villages at Brattle Farm

41 Lowell Street
Dunstable, MA

Architecture

Daniel M. Skolski, AIA
DMS design, llc





View From Site Driveway



View of Shared Clubhouse



Aerial View of Clubhouse & Garden-Style Multifamily Buildings



Street View of Condominium Units



Aerial Site View

BRATTLE DEVELOPMENT

03/02/2023

41 Lowell Street, Dunstable, MA 01827



BUILDING MATRIX					
BUILDING TYPE	BUILDING COUNT	UNIT COUNT	TOTAL BEDROOM COUNT		
			1 BED	2 BED	3 BED
DUPLEX	12	24	0	24	0
SINGLE FAMILY	8	8	0	8	0
TYPICAL MF CONDO	2	82	2	35	4
MF CONDO	1	42	4	34	4
TOTALS	23	156	8	136	12

Revisions:		Date
#	Reason	

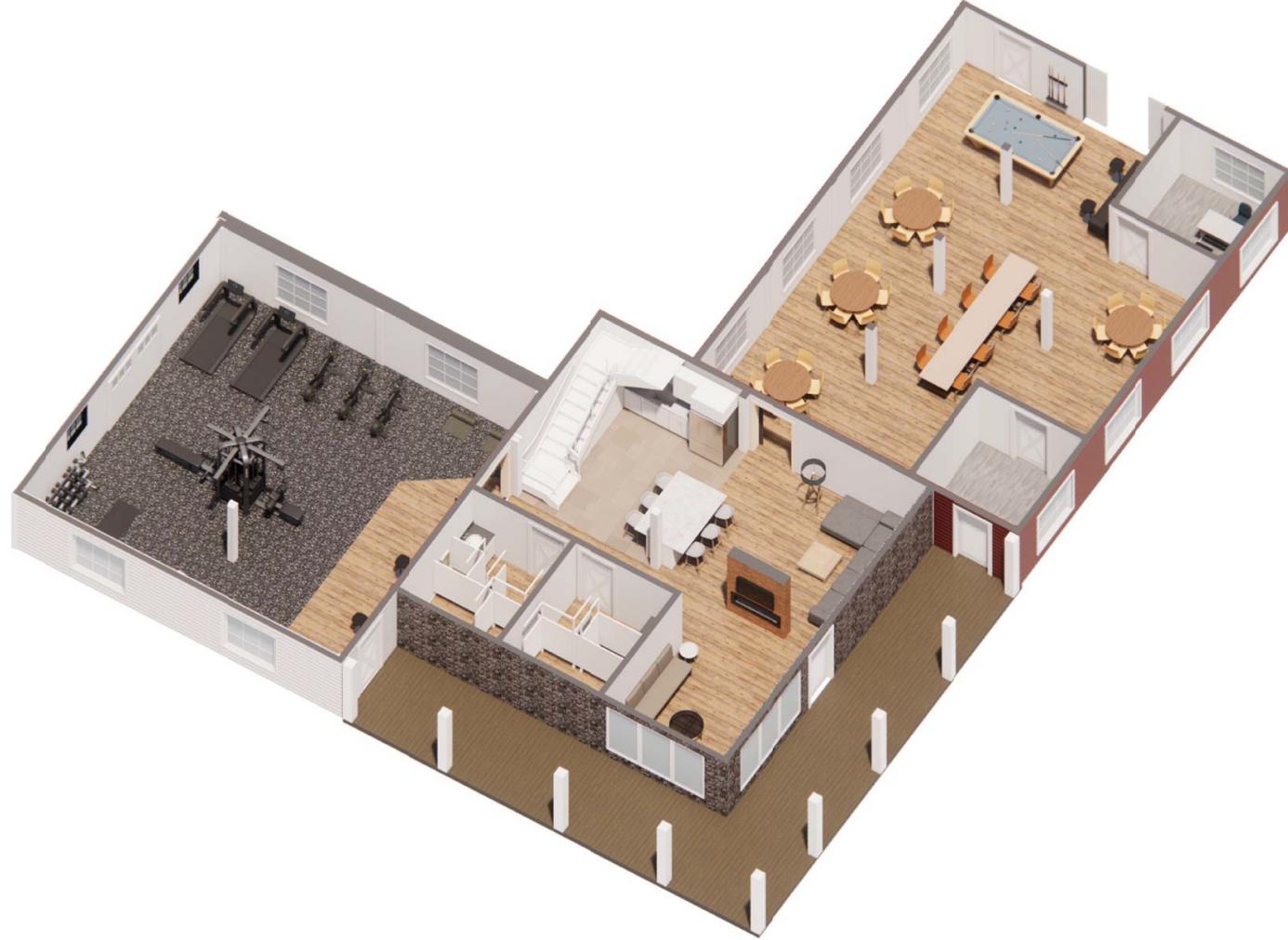


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Suite 114
Peabody, MA 01960
Phone: 978-955-3470

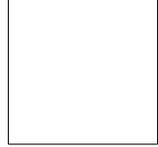
BRATTLE
DEVELOPMENT
41 Lowell Street,
Dunstable, MA 01827

COVER SHEET

Scale: 1/2" = 1'-0"
Date: 03/02/2023
Drawn By: DMS Team



1 CLUB HOUSE INTERIOR RENDERING



Revisions:

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BRATTLE
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 41 Lowell Street,
 Dunstable, MA 01827

CLUB
HOUSE
Scale: 1/8" = 1'-0"
Date: 03/02/2023
Drawn By: DMS Team



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① NORTH WEST VIEW



② SOUTH EAST VIEW

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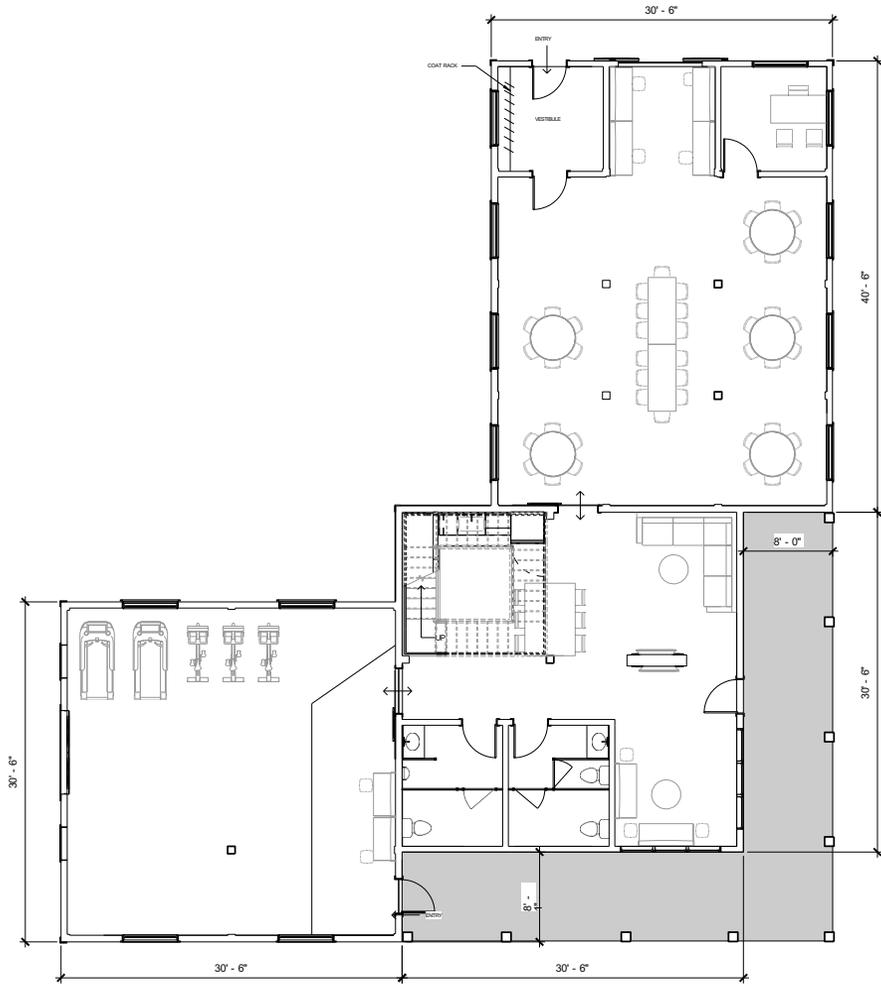


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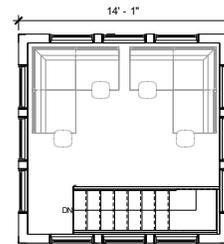
BRATTLE
 DEVELOPMENT
 41 Lowell Street,
 Dunstable, MA 01827

CLUBHOUSE

Scale:	
Date:	03/02/2023
Drawn By:	DMS Team



① SCHEMATIC FIRST FLOOR PLAN - ENLARGED
 3/16" = 1'-0"
 ±3,650 SF



② SCHEMATIC OF MEZZANINE PLAN - ENLARGED
 1/4" = 1'-0"
 ±196 SF

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#	Reason	Date



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BRATTLE
 DEVELOPMENT
 41 Lowell Street,
 Dunstable, MA 01827

SCHEM
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Date: 03/15/2023
Drawn by: DMS Team

HOUSE
 FLOOR
 PLANS



① FRONT ELEVATION



③ LEFT ELEVATION



② BACK ELEVATION



④ RIGHT ELEVATION

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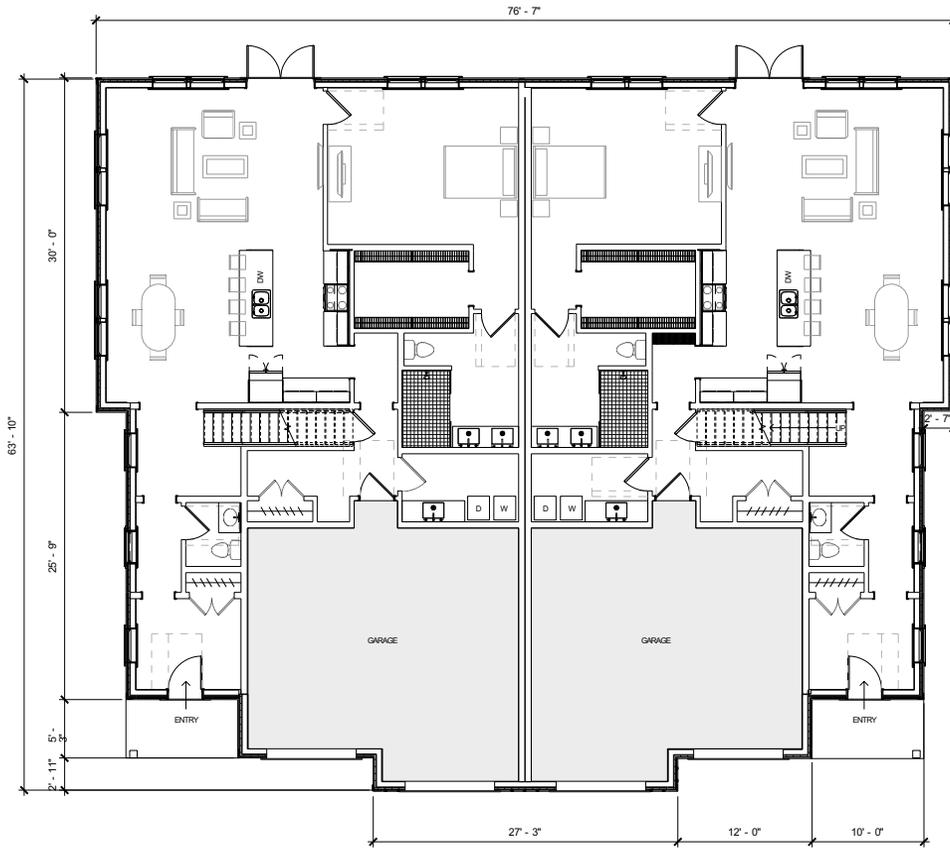


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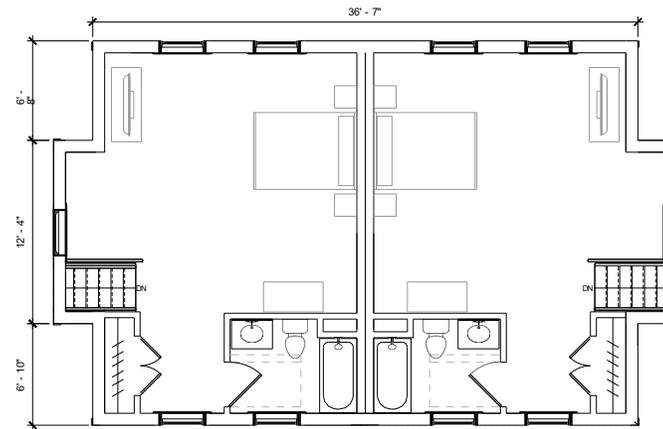
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41 Lowell Street
Dunstable, MA 01827

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Checked by:	
	DMS Team

AT10
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① SCHEMATIC FIRST FLOOR PLAN
 3/16" = 1'-0" ±4,550 SF



② SCHEMATIC SECOND FLOOR PLAN - ENLARGED
 1/4" = 1'-0" ±1,110 SF

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BRATTLE
 DEVELOPMENT
 41 Lowell Street
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SCHEM
ATIC
Scale: As indicated
Date: 03/01/2025
DR: J. HARRIS
PL: J. HARRIS
PROJECT ROOM

FLOOR
 PLANS



① FRONT ELEVATION



② LEFT ELEVATION



③ BACK ELEVATION



④ RIGHT ELEVATION

Revisions:

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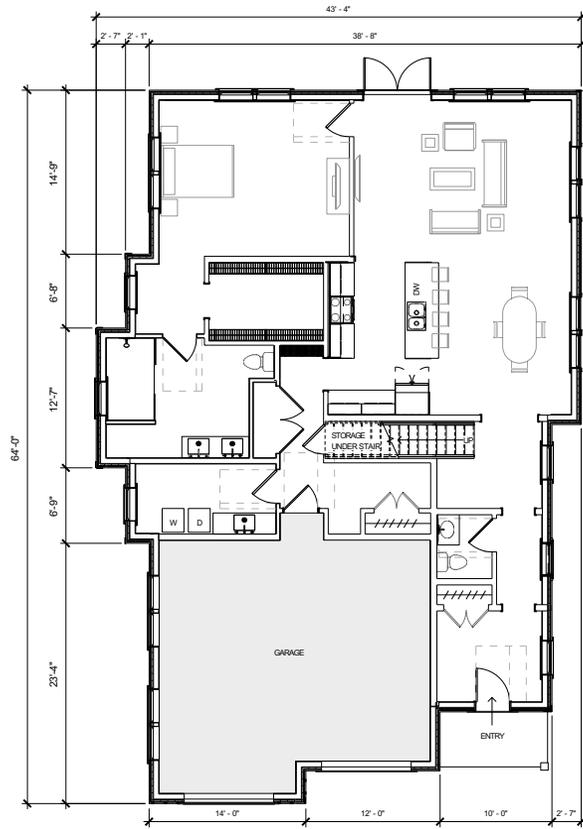


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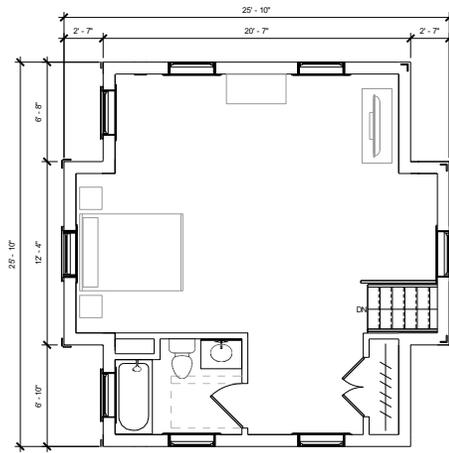
BRATTLE
 DEVELOPMENT
 41 Lowell Street
 Dunstable, MA 01827

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Drawn by:		
Checked by:		

LY -
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① SCHEMATIC FIRST FLOOR PLAN
 3/16" = 1'-0" ±2,400 SF



② SCHEMATIC SECOND FLOOR PLAN - ENLARGED
 1/4" = 1'-0" ±600 SF

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#	Reason	Date



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BRATTLE
 DEVELOPMENT
 41 Lowell Street
 Dunstable, MA 01827

SCHEMATIC
 SINGLE
 SHEET: As indicated
 Date: 01/05/2023
 Drawn by: JAMES
 Checked by: JAMES

FLOOR
 PLANS



① FRONT ELEVATION _____



② BACK ELEVATION _____



③ LEFT ELEVATION _____



④ RIGHT ELEVATION _____

Revisions:	
#	Date



5 Essex Green Drive
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BRATTLE
DEVELOPMENT
41 Lowell Street
Dunstable, MA 01827

MF	BLDG
Scale:	DATE: 03/27/2025
PROJECT: BRATTLE DEVELOPMENT	PROJECT: BRATTLE DEVELOPMENT

ONS -
WHITE



2 TYPICAL 2ND & 3RD SCHEMATIC FLOOR PLANS
1/16" = 1'-0"



1 SCHEMATIC FIRST FLOOR PLAN
1/16" = 1'-0"

TYPICAL MF BLDG - UNIT MATRIX					
	AREA	1 BED 1 BATH	2 BED 2 BATH	3 BED 2 BATH	TOTAL
FIRST FLOOR	25,644 SF	0	7	0	7
SECOND FLOOR	25,644 SF	1	14	2	17
THIRD FLOOR	25,644 SF	1	14	2	17
TOTALS	76,932 SF	2 (5%)	35 (85%)	4 (10%)	41

MF BLDG - UNIT MATRIX					
	AREA	1 BED 1 BATH	2 BED 2 BATH	3 BED 2 BATH	TOTAL
FIRST FLOOR	25,644 SF	0	7	0	7
SECOND FLOOR	25,644 SF	1	14	2	17
THIRD FLOOR	25,644 SF	3	13	2	18
TOTALS	76,932 SF	4 (10%)	34 (80%)	4 (10%)	42

Revisions:

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BRATTLE
DEVELOPMENT
Dunstable, MA

SCHEMATIC
MF BLDG
FLOOR
PLANS

Scale: As indicated
Date: 03/02/2023

Drawn By: DMS Team



1 FRONT ELEVATION



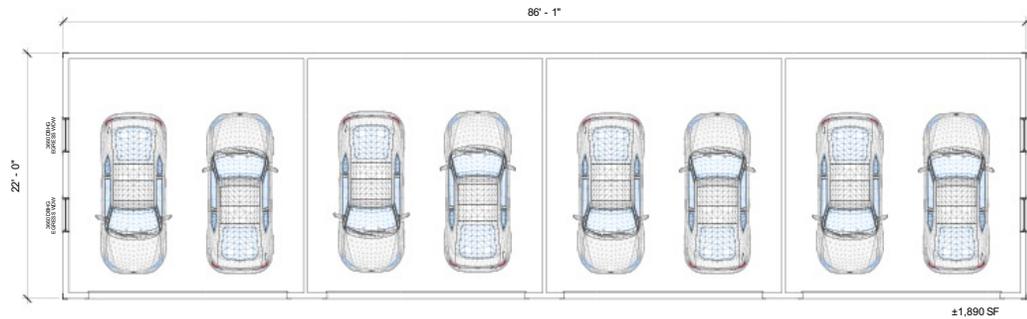
2 LEFT ELEVATION



3 BACK ELEVATION



4 RIGHT ELEVATION



5 SCHEMATIC FLOOR PLAN
3/16" = 1'-0"

Revisions:

#	Reason	Date



5 Essex Green Drive
Suite 11A
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BRATTLE
DEVELOPMENT
41 Lowell Street
Dunstable, MA 01827

GARAGE
ELEVATION
S & PLAN

Scale: 3/16" = 1'-0"
Date: 03/02/2023

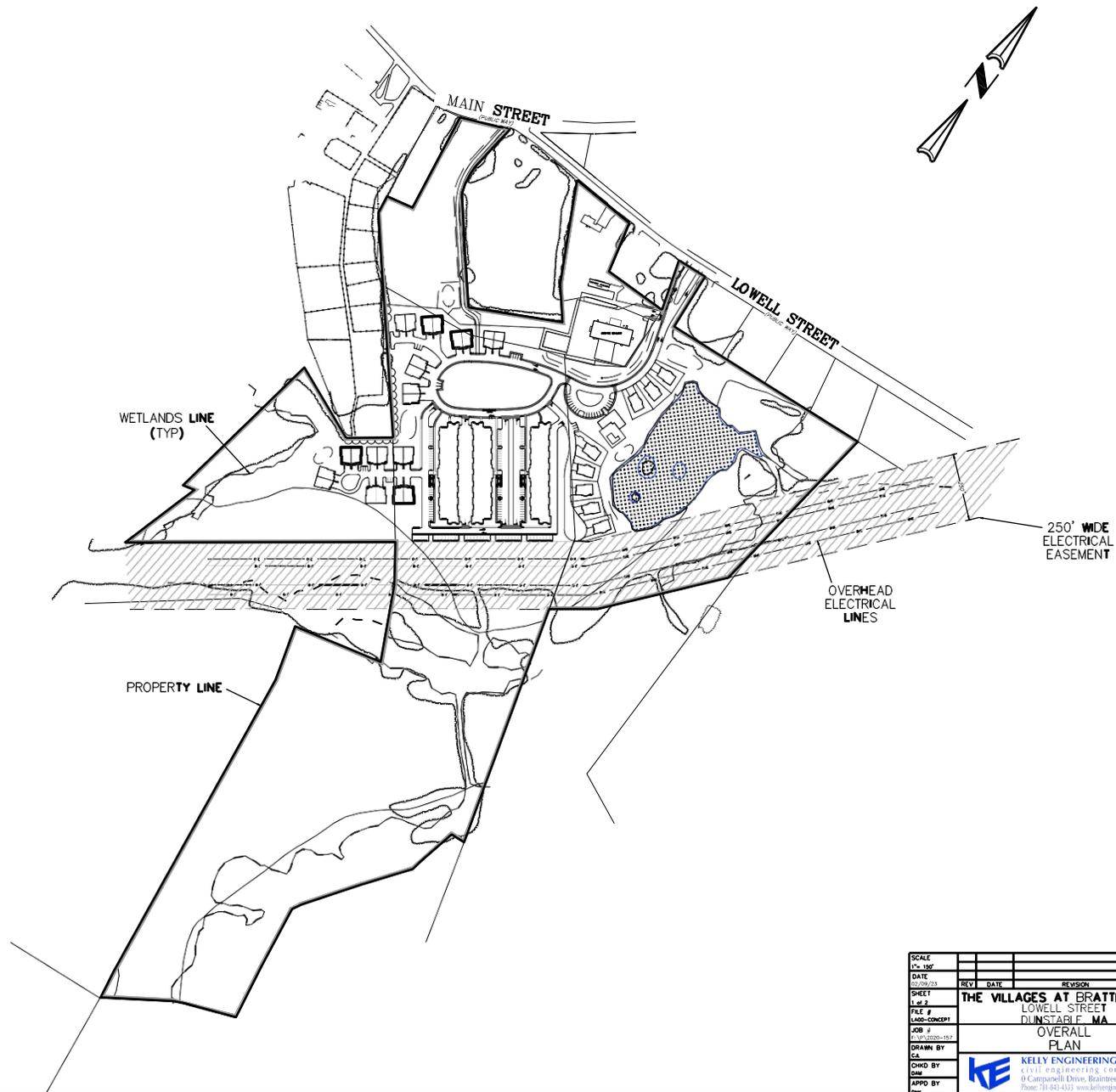
Drawn By: DMS Team

The Villages at Brattle Farm
41 Lowell Street
Dunstable, MA

Civil Site Plan

David Mackwell, P.E.
Kelly Engineering Group



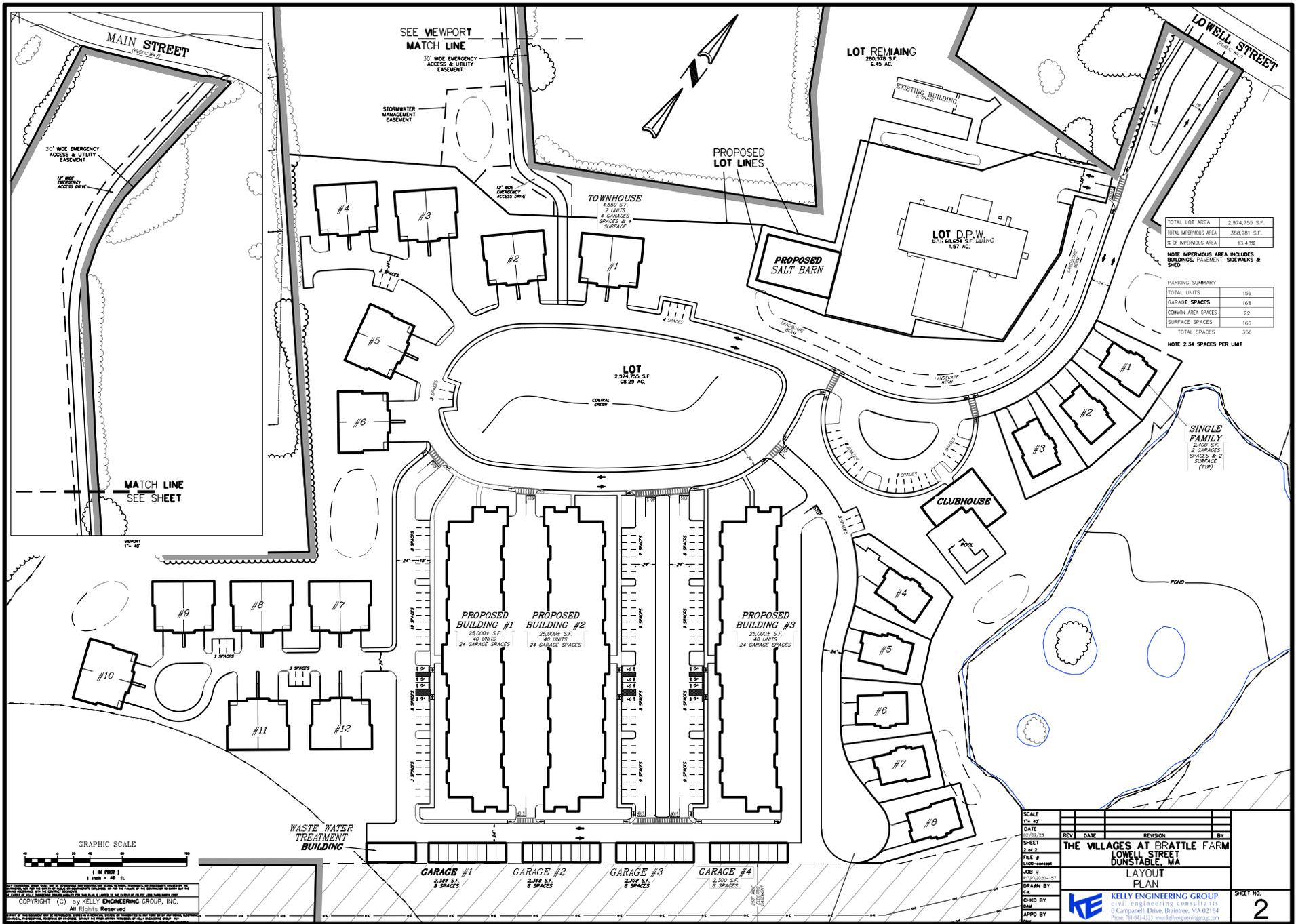


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JOB #	1303000-157
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APP'D BY	
THE VILLAGES AT BRATTLE FARM LOWELL STREET DUNSTABLE, MA OVERALL PLAN	
KELLY ENGINEERING GROUP <small>civil engineering consultants</small> 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-831-0211 www.kellyengr.com	

SHEET NO. **1**

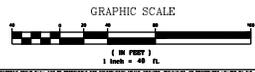


TOTAL LOT AREA	2,974,755 S.F.
TOTAL IMPERVIOUS AREA	388,981 S.F.
% OF IMPERVIOUS AREA	13.43%

NOTE: IMPERVIOUS AREA INCLUDES BUILDINGS, PAVEMENT, SIDEWALKS & SHED

PARKING SUMMARY	
TOTAL UNITS	156
GARAGE SPACES	168
COMMON AREA SPACES	22
SURFACE SPACES	166
TOTAL SPACES	356

NOTE: 2.34 SPACES PER UNIT



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CHECK BY	CA
DATE	
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REV	DATE	REVISION	BY

THE VILLAGES AT BRATTLE FARM
LOWELL STREET
DUNSTABLE, MA

LAYOUT PLAN

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-851-0211 www.kellyengr.com

SHEET NO. **2**

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The Villages at Brattle Farm
 Lowell Street Dunstable, Massachusetts



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 Num. Date Description

The Villages at Brattle Farm
 Lowell Street Dunstable, Massachusetts

The Villages at Brattle Farm

41 Lowell Street
Dunstable, MA

Thank You!

